

City of Tacoma's Estimated Rent Burden-Housing Need by Income: 2019 – 2040

2019 Household Gross Income levels ¹	No. of renter households ² % of renter population ³	Affordable Monthly Housing Payment ⁴	2019 Monthly Rental Housing Costs ⁵	% of rent burdened households ⁶		Affordable Units Needed for Rent Burdened Households					
						2019 (existing need)		2019 – 2040 (future need) ⁷			
				rent burden (% of gross income that households pay for rent and utilities)							
Work Force Housing Needs	80% AMI ^	\$2,193	\$2,222 – 4BR \$1,829 – 3BR	>30% to <= 50%	>50%	>30% to <= 50%	>50%	>30% to <= 50%	>50%	>30% to <= 50%	>50%
Computer Programmer (\$87,740/year)	14,555 37%	\$1,387	\$1,265 – 2BR	9%	1%	1,310	146	975	108	2,285	254
Area Median (AMI) Income (\$26.68/hour;\$55,506/year)		\$1,279									
Starting Teacher (\$24.61/hour; \$51,194/year)	7,840 20%	\$1,112									
Low Income; 80% AMI (\$21.38; \$44,484/year)		\$1,078									
Secretary/Admin. Asst. (\$20.73/hour;\$43,120)		\$1,013									
Medical Assistant (\$19.49/hour;\$40,540)		\$945									
Median Renter Household Income (\$18.18/hour; \$37,826)		\$868									
Retail Sales (\$16.70/hour;\$34,740/year)	6,310 16%	\$702									
Very Low Income; 50% AMI (\$13.51/hour/\$28,100/year)		\$690									
Cook, short order (\$13.28/hour;\$27,630)		\$661									
Home Care Aide (\$12.71/hour;\$26,440/year)		\$644									
City of Tacoma Minimum Wage (\$12.35/hour;\$25,774/year)		\$643									
Federal Poverty Line for Family of 4 (\$12.33/hour;\$25,750/year)	10,390 27%	\$416									
Extremely Low Income; 30% AMI (\$16,651/year)		\$231									
SSI Disability Income (\$771/month;\$9,259/year)		\$170									
Affordable Units Needed				18,694	10,217	14,035	7,719	32,747	17,936		
Estimated Existing Affordable Units (hard units and rental assistance vouchers)⁸				6,614							
Net Additional Affordable Units Needed				22,297		21,745		30,683			

1. U.S. Department of Labor Bureau of Labor Statistics, May 2018 Metropolitan and Nonmetropolitan Occupational Employment and Wage Estimates Tacoma, WA Metropolitan Division: http://www.bls.gov/oes/current/oes_45104.htm#19-0000
U.S. Dept. HUD CHAS Data Query Tool Tacoma, Washington 2013-2017 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
City of Tacoma Minimum Wage: <http://www.cityoftacoma.org/cmsone.aspx?objcatid=89891>
SSA SSI Federal Payment Amounts For 2019 at: <https://www.ssa.gov/raet/cola/SSI.html>
Washington State DHS Economic Services Administration TANF and Support Services: <https://www.dshs.wa.gov/esa/community-services/offices/tanf-and-support-services>
SSI Federal Payment Amounts for 2019: <https://www.ssa.gov/oact/cola/SSI.html>
U.S. Dept., HUD, FY 2017 Income Limits Summary Individual AMI at: https://www.huduser.gov/portal/datasets/il/il2017/2017summary_iln.html
U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estimates, Tacoma city, Washington: <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

2. U.S. Housing and Urban Development 2013-2017 American Community Survey at: https://www.huduser.gov/portal/dataset/cp/CHAS/data_querytool_chas.html
3. Tacoma has 39,100 renter households, 2013-2017 American Community Survey. The % of that total in each income tier derives from dividing the number in each tier by that total. The % and number for the top tier are households at or above 80% AMI.

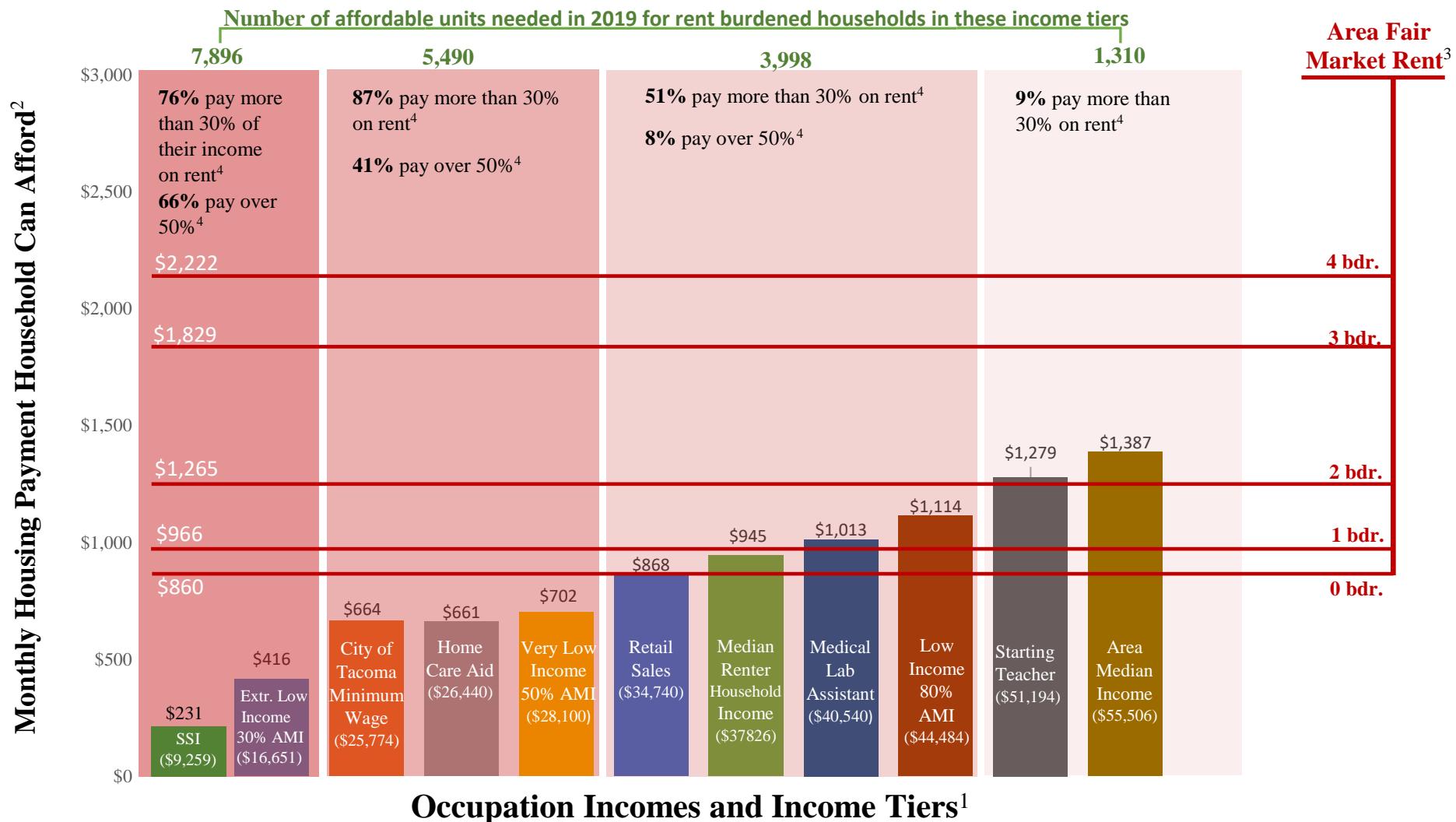
4. "Housing is considered to be affordable when the cost of housing plus utilities equals no more than 30% of household [gross] income." Page 38 of Tacoma-Lakewood Consortium Consolidated Plan 2015-2019.

5. Tacoma, WA. HUD FMR FY 2019, https://www.huduser.gov/portal/datasets/fmr/fmr/FY2019_code/2019summary.odn
HUD calculates Fair Market Rents (FMR) annually. "In general, the FMR for an area would be the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent and safe rental housing of a modest (non-luxury) nature with suitable amenities." FMRs reflect the rent for the 40th percentile of the market. U.S. Housing and Urban Development,

6. U.S. Housing and Urban Development 2013-2017 American Community Survey at: https://www.huduser.gov/portal/dataset/cp/CHAS/data_querytool_chas.html
7. The City projects that 59,800 households will join the city by 2040. One Tacoma Comprehensive Plan, December, 2019. 49% of current city households rent. Tacoma-Lakewood Consortium Consolidated Plan 2015-2019 (page 38). Applying that % to the new households means 29,302 of them will rent. Applying the % of the current renter population in each income tier and rent burden categories estimates the number of the new renter households in each income tier that will be rent burdened.
8. State of Washington HOUSING NEEDS ASSESSMENT (Washington State Department of Commerce 2015)<http://www.commerce.wa.gov/wp-content/uploads/2016/10/AHAB-needs-urban-Tacoma.pdf>

NOTE: The assessment reported 6,278 subsidized housing units in 2015, added to this number is the number of affordable units built since 2015. This includes units whose subsidies were set to expire by 2017. These units are affordable to a range of incomes from zero to 80% AMI. This estimate judges that 80% are affordable to the lowest income households, which are the most rent burdened.

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1. U.S. Department of Labor Bureau of Labor Statistics, May 2018 Metropolitan and Nonmetropolitan Occupational Employment and Wage Estimates Tacoma, WA Metropolitan Division: www.bls.gov/oes/current/oes_45104.htm#19-0000

U.S. Department of Housing and Urban Development CHAS Data Query Tool Tacoma, Washington 2013-2017 American Community Survey at: www.huduser.gov/portal/datasets/cn/CHAS/data_querytool_chas.html

City of Tacoma Minimum Wage: www.cityoftacoma.org/cms/one.aspx?objectId=89891

Social Security Administration SSI Federal Payments Amounts For 2019 at: www.ssa.gov/oact/cola/SSI.html

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U.S. Department of Housing and Urban Development, FY 2019 Income Limits Summary Individual AMI at: www.huduser.gov/portal/datasets/i/17/2017/2017summary.xls

U.S. Census bureau, 2013-2017 American Community Survey 5-year Estimates, Tacoma city, Washington: <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

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4. U.S. Housing and Urban Development 2013-2017 American Community Survey at: www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html